

EEK HEALTH CLINIC



Alaska Rural Primary Care Facility Code and Condition Survey

April 23, 2003



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I. Executive Summary

Overview:

The Eek Clinic, built in 1986, is a 1037 SF clinic constructed as part of a 1400 SF multi-use building which also contains the Post Office. It is of somewhat typical design for the time it was constructed. The layout is not ideal with a larger waiting/circulation space that must be used as a trauma room in emergency and a very small office with secondary egress through the office. The clinic contains a waiting area, two exam rooms, one very small office, toilet room, one small storage/pharmacy, and a mechanical/storage room. The simple wood frame construction on a post and pad foundation system over a gravel pad is similar to many clinics constructed in the YKHC region over the last 20-30 years. It has been modified due to heating problems with all exposed internal piping, and is small for the current size of the village, 280 residents.

Renovation/Upgrade and Addition:

The Clinic will require a 953 SF addition to accommodate the current need and Alaska Rural Primary Care Facility space guidelines. This addition is possible on the existing site but would create code violation when the additions were made with proximity to property line. The addition would require considerable additional pad filling and substantial renovation of the existing clinic. As can be seen from the documentation enclosed, the existing clinic will require major renovation to meet current code and standards as well. The cost of renovation and addition will far exceed the cost of a new clinic facility.

New Clinic:

The community has proposed that a new larger 2000 SF Denali Commission Medium Clinic can be constructed on a new site near the new washeteria and sewage lagoon project. We have included preliminary site plan for the site chosen.

The site has existing utilities available and can be served easily. The current tribal government of Eek is in process of final determination of the site selection and should have this complete in the next couple months.

The community has completely supported this effort and have met extensively to assist in new site issues and to resolve any site considerations of the three options presented.

II. General Information

A. The Purpose of the Report and Assessment Process:

ANTHC has entered into a cooperative agreement with the Denali Commission to provide management of the small clinic program under the Alaska Rural Primary Care Facility assessment, planning, design and construction. Over 200 clinics will be inspected through the course of the program. The purpose of the Code and Condition survey report is to validate the data provided by the community in the Alaska Rural Primary Care Facility Needs Assessment and to provide each community with a uniform standard of evaluation for comparison with other communities to determine the relative need between the communities of Alaska for funding assistance for the construction of new or remodeled clinic facilities. The information provided in this report is one component of the scoring for the small clinic RFP that the Denali Commission sent to communities in priority Groups 3 and 4. The information gathered will be tabulated and analyzed according to a set of fixed criteria that should yield a priority list for funding. Additionally, the relative costs of new construction vs. remodel/addition will be evaluated to determine the most efficient means to bring the clinics up to a uniform standard of program and construction quality.

A team of professional Architects and Engineers traveled to the site and completed a detailed Field Report that was reviewed by all parties. Subsequently, the team completed a draft and then final report of the facility condition.

B. Assessment Team:

Tom Humphrey, Capital Projects Director, and Emilee Kutch, the administrator for Yukon Kuskokwim Health Corporation, organized the assessment team. The team for this site visit was Tom Humphrey, YKHC; Gerald L. (Jerry) Winchester, Architect, Winchester Alaska, Inc.; Bob Jernstrom, PE, Jernstrom Engineering, and Sherrie Hadley, ANTHC. Team members who assisted in preparation of report from information gathered included members of the field team above and Ben Oien PE, Structural Engineer; Tom Humphrey, PE, Electrical Engineer; Carl Bassler PE, Civil Engineer; and Estimation Inc.

C. Report Format:

The format adopted is a modified "Deep Look" format, a facilities investigation and condition report used by both ANTHC and the Public Health Service, in maintaining an ongoing database of facilities throughout the country. Facilities are evaluated with respect to the requirements of the governing building codes and design guidelines. Building code compliance, general facility condition, and program needs have been evaluated. The written report includes a floor plan of the clinic, site plan as available, and new plans for renovation/upgrade or completely new clinics. Additional information was gathered during the field visit which includes a detailed Field Report and building condition checklist, sketches of building construction details, investigations of potential sites for new or replacement clinics, and proposed plans for village utility upgrades. This information is available for viewing at ANTHC's Anchorage offices and will be held for reference.

D. The Site Investigation:

On November 13, 2001, the team flew to the site and made observations, took photos, and discussed the needs with on-site personnel for the facility. Approximately three-four hours was spent on site, with sufficient time to investigate foundations, structure, condition, mechanical and electrical systems, and to interview the staff to assess current and projected health care needs.

Interviews were conducted with Administrators of the City of Eek; Charlie Beebe, HA; Katie Miller, HA and other Health Aides. The tribal staff provided information on the existing building, site, and utilities.

Additional review of existing data from YKHC files from physician's assistants, community health aides, travel clerks, dentists, specialty clinic providers, and medivac teams. These interviews provided clear understanding of the needs of the village, the clinic facility, and the users of the facility.

The Eek Tribal Government has reviewed the use of a Denali Commission Medium Health Clinic design adapted to the Eek Site. They have agreed to proceed with final approvals of a site based on final determination of the most appropriate one.

III. Clinic Inspection Summary

A. Community Information:

Population: 280 (2000 Census)

2nd Class City, Unorganized Borough, Lower Kuskokwim School District, Calista Native Corporation

Location:

Eek lies on the south bank of the Eek River, 12 miles east of the mouth of the Kuskokwim River. It is 35 air miles south of Bethel in the Yukon-Kuskokwim Delta, and 420 miles west of Anchorage. It lies at approximately 60d 13m N Latitude, 162d 01m W Longitude. (Sec. 31, T002N, R073W, Seward Meridian.) Eek is located in the Bethel Recording District. The area encompasses .9 sq. miles of land and .1 sq. miles of water. Eek is located in a marine climate. Precipitation averages 22 inches, with 43 inches of snowfall annually. Summer temperatures average 41 to 57; winter temperatures average 6 to 24.

History:

The village was originally located on the Apokok River, and moved to its present location in the 1930s. Constant flooding and erosion forced a relocation. A BIA school and a Moravian Church were constructed at the new site. A post office was established in 1949. The City was incorporated in 1970.

Culture:

Eek is a traditional Yup'ik Eskimo village with a subsistence lifestyle. 80 to 90% of the diet consists of salmon. All five Pacific salmon species spawn in the Eek River. The sale or importation of alcohol is banned in the village.

Economy:

Eek's economy is primarily subsistence-based. Cash activities are limited to commercial fishing and a few full-time positions at the school, City, Village Council and Village Corporation. All families participate in subsistence fishing; 45 residents hold commercial fishing permits. Poor fish returns since 1997 have significantly affected the community.

Facilities:

Water is derived from Eek River, is treated and stored in a tank at the washeteria. A few homes have tanks which provide running water to the kitchen; but the large majority has no additional plumbing. Rain catchments systems and ice melt are also used for drinking water. Honey buckets are disposed of in a sewage lagoon. Infrastructure improvements are underway. The community needs a new washeteria, water treatment plant, and 100,000-gal. water tank, sewage lagoon,

vehicles for honey bucket and refuse hauling, and a new landfill. The City and Village have formed a joint Utility Commission, and a Master Plan is underway.

Transportation:

A State-owned 1,400' sand and gravel airstrip provides chartered and private air access. A relocation of the airport is currently under development. A seaplane base is also available on the Eek River. Fishing boats, skiffs and snowmachines are used for local transportation to Bethel and other villages. There is a one-mile gravel road in the City. Barges deliver fuel and supplies during the summer months. A dock is available.

Climate:

Eek is located in a marine climate. Precipitation averages 22 inches, with 43 inches of snowfall annually. Summer temperatures average 41 to 57; winter temperatures average 6 to 24.

B. General Clinic Information:

Physical Plant Information:

The existing Eek Health Clinic completed in 1968 occupies 1037 sq. ft. of the multi-use facility that also contains the post office. (See attached Plan) It is one of the medium size clinics constructed during the last twenty years and existing in the YKHC program area. It has a waiting room, toilet room, two exam rooms, very small office area, a small supply storage/pharmacy room, and a mechanical/storage room. It has a front entry with unheated vestibule but does not allow stretcher access. The rear entry has not compliant stair to the trauma/exam room. The clinic is served with hauled water and honey bucket systems for the village. Sinks are not provided in the toilet room only.

Clinic program usage information:

Patient records indicate that the clinic saw an average of 116 patients per month in 2000 up from average of 92 patients per month in 1997-98-99. This is a 10% increase on an annual basis. There are 2 full or part time staff and 1 Itinerant or contract staff equivalent. The office space provided is entirely inadequate as it has all office functions, travel, files, and use by all health aides. The room contains a desk, copier, fax, and two chairs for triage and other equipment and supplies.

Community Program Sheet:

The community program sheet P1.0 Services has been included if available on the next page. These sheets were completed during the Code and Condition Survey by ANTHC representative.

C. Program Deficiency Narrative:

1. Space Requirements and Deficiencies:

Space Comparison Matrix - Current Eek Actual SF to Denali Commission Medium Clinic Alaska Rural Primary Care Facility

Purpose / Activity	Current Clinic			Medium clinic			Difference		
	Actual Net SF			ARPCF SF					
		No.	Net Area (SF)	Size	No.	Net Area (SF)	Size	No.	Net Area (SF)
Arctic Entries	24, 30	2	54	50	2	100			46
Waiting/Recep/Closet	292	1	292	150	1	150			-142
Trauma/Telemed/Exam	140	1	140	200	1	200			60
Office/Exam	140	1	140	150	1	150			10
Admin./Records	72	1	72	110	1	110			38
Pharmacy/Lab			0	80	1	80			80
Portable X-ray			0			0			0
Specialty Clinic/Health Ed/Conf			0	150	1	150			150
Patient Holding/ Sleeping Room			0	80	1	80			80
Storage	28	1	28	100	1	100			72
HC Toilet	47	1	47	60	2	120			73
Janitor's Closet			0	30	1	30			30
Subtotal Net Area			773			1270			497
Circulation & Net/Gross Conv. @ 45%			217			572			355
Subtotal (GSF)			990			1842			852
Mechanical Space @ 8%			47			147			100
Total Heated Space			1037			1989			952
Morgue (unheated enclosed space)				30	1	30			30
Ext. Ramps, Stairs, Loading	As Required			As Required			As Required		

- Overall space deficiencies: The size of the facility is about 963 sf short of the ARPCF space requirements.
- Specific room deficiencies: There is minimal vestibule, minimal office and storage space, and no TDY space. This in combination with other small spaces leaves the clinic very program deficient.
- Other size issues: Mechanical room is very small, and there are no unheated or exterior storage areas, and circulation is through rooms such as office to get to second exit.

2. Building Issues:

- Arctic Entries - The main entry is not accessible for ADA and is impossible to get a gurney into the room. It does not have a legal ramp and has storage of needed materials that cannot be stored inside the facility due to lack of room. The rear entry has a stair and access but does not meet ADA or standards for gurney access.

- b. Waiting / Reception –The waiting area contains a couch for secondary patient use and has equipment and other items stored in the room.
- c. Trauma/Telemed/Exam – There is no trauma room and none of the exam rooms meets all aspects or requirements. There are two total rooms that are used for exam or some combination.
- d. Office / Exam – There are two exam rooms, which are crowded with equipment. There was no capability of putting a patient in a gurney in the exam rooms.
- e. Administration / Records – There is one small office room space used for all administrative, records, scheduling, and other functions. It is very small.
- f. Pharmacy / Lab – There is no Pharmacy and medicines are stored in locked cabinets in the medical supply room.
- g. Specialty Clinic / Health Education / Conference - This function is completed in the exam rooms. There is no special area.
- h. Patient Holding / Sleeping Room – There is no sleeping room and a rollaway bed for itinerant staff. The exiting does not meet code with window egress.
- i. Storage – Storage is inadequate and is an impediment to safety and the operation of this clinic. There is a lack of adequate storage for needed medical supplies, files, and equipment in this facility. There is minimal storage and mostly it is in the exam rooms. There is storage in rear entry, janitors, and mechanical rooms.
- j. HC Toilet Facilities – A single toilet room serves patients and clinic staff. Toilet room did not meet all of the ADA or UPC requirements. Entry door width was too narrow, and the toilet and sink lacked sufficient clearances and were of incorrect fixture type.
- k. Mechanical/Boiler room – The room is a small room for the furnace and systems. The access is not separated from the rest of the facility. The furnace is in very poor shape and all of the heating system is in poor condition. There is not the required clearance to combustibles (entry door swing) or space as required by code
- l. Ancillary Rooms – There are no ancillary rooms as all space is used to maximum capacity including storage rooms, exam rooms, toilet rooms, office, waiting room, corridors, and vestibules.

3. Functional Design Issues

This facility is functionally inadequate for its intended use. The spaces do not meet the functional size requirement, access is non-compliant, and the ability to perform required medical functions within the facility is severely hampered by lack of storage.

4. Health Program Issues

- a. Vestibule and comfort:
The front door of the clinic is through a non-compliant, unheated, vestibule, which is inadequate to defer the heat loss. There is no ADA access or proper gurney access. The exam rooms are cold every time the door is opened and the cold air migrates into the clinic where patients are being attended.
 - b. Medical/Infectious Waste
This is being handled in a very basic method and is hampered by the small non-functional facility.
 - c. Infection Control
This is being completed with minimal long-term control due to lack of facilities. Floor materials are very worn out and replaced with multiple materials and sizes allowing for control problems. There are no rubber base materials, and wall and ceiling materials are also considerably lacking in cleaning ability. The exposed piping also provides very unsanitary conditions and impossible cleaning of the exam rooms.
 - d. Insect and Rodent Control
None noted or investigated
 - e. Housekeeping
The difficulty in cleaning and housekeeping in such a congested facility is understandable and is being done at the best level currently possible.
5. Utilities
- a. Water Supply
The water is hauled from new watering point system.
 - b. Sewage Disposal
Sewer system is honey bucket.
 - c. Electricity
See Electrical Narrative.
 - d. Telephone
A single phone line services the clinic and is inadequate for current needs.
 - e. Fuel Oil
The fuel system is not adequate with some leaking having occurred around the existing above ground tank. There is not protection or containment for possible spilling.

D. Architectural / Structural Condition

1. Building Construction:

a. Floor Construction:

The floor is 2 x10 joist over a 6x9 beams with treated post and pad foundation with 3 x 12 treated pad for foundation system. There has been considerable settlement and an attempt to provide adjustment system with a small screw up bolt system. This system is very unstable and does not adequately anchor the building. There is major settlement and heaving which has caused doors to stick and floor to be uneven. There is approximately 4 inches of differential in the floor elevations. There is batt insulation of the 2x12 joist space with 3/8" plywood soffit.

b. Exterior Wall Construction:

The walls are 2x6 construction at 24" oc with R-19 insulation. The sheathing is T-111 plywood siding painted and fiberglass batt insulation with vapor barrier and paneling plywood on the interior.

c. Roof Construction:

The roof is a full-span truss at 24" oc with plywood deck and metal roof. The insulation is R-38 batt insulation that is minimal in this climate and required upgrading to R-60.

d. Exterior Doors:

The exterior doors are residential insulated metal but very deteriorated. They are in very poor shape and need replacement.

e. Exterior Windows:

Windows are of thermo-pane wood casement windows; require thorough rework and repainting for upgrade to useful life.

f. Exterior Decks, Stairs, and Ramps

There are minimal Arctic entries. The landing at the exterior door is deteriorating, and the stairs rise and run do not meet code. The ramp is very steep and does not meet ADA and the handrails and landings do not meet code. The facility requires all new stairs, ramps, railings and landings.

2. Interior Construction:

a. Flooring:

The flooring is sheet vinyl over plywood. It has been replaced in many areas and is work out and covered with duct-tape in other areas. Entire replacement of sub-floor and finish is required to meet sanitary requirements.

b. Walls:

The walls are of 2x4 wood construction, with no sound insulation. The type of wall construction does not provide for patient privacy in any way. The finish is gypsum wallboard and in serious need of repair and repaint. There are many cracks in wallboard due to settlement and shifting building.

c. Ceilings:

The ceilings are gypsum wallboard as well and needing repair and repaint due to cracking as well.

d. Interior doors:

The interior walls are of hollow core wood construction that provides minimal construction durability and they are all in need of repair. Additionally, these doors are not acceptable for patient privacy and sound control. There has been floor shifting and most of the doors do not close properly.

e. Casework:

The upper casework is minimal and the lower casework is of very poor construction. Plastic laminate tops that do not fit to walls and are damaged. The sanitary issues are very significant with the counters being of such poor construction. Need full replacement.

f. Furnishings:

The furnishings are very old and worn. There is an old couch in the waiting room and a variety of mismatched and old desks, chairs, and tables for other use. The exam tables are older as well.

g. Insulation:

Floor Insulation		R-16 to R-19
Wall Insulation	R-19	
Attic/Roof Insulation		R-38
Attic Ventilation		minimal to NONE

h. Tightness of Construction:

The building is of poor overall construction, with numerous leaks in construction system at doors, floor, roof, and sills.

i. Arctic Design:

The vestibules are minimal; orientation is OK, and siting adequate.

3. Structural

a. Foundations

The foundation is post and pad with adjustment devices over a gravel pad and is in poor structural condition. Pads have settled, walls are racked, and the building has floor level deviation and has substantial cracking on the interior. There not adequate hold down strapping and the bracing is loose or missing. In general the foundation needs substantial upgrade to new useful life or replacement.

b. Walls and Roof:

The walls and roof seem in relatively stable and adequate condition.

c. Stairs, Landings, and Ramps

These elements are in poor condition and need of replacement with signs of rotting and deterioration of structural elements.

E. Mechanical Condition

1. Heating System

a. Fuel Storage and Distribution

The clinic's heating fuel oil storage tank is located adjacent to the building and not a minimum of 5 ft. as required by code. The 225-gallon storage tank does not have the proper venting, piping, or valving as required by code. Severe corrosion on the tank necessitates replacement.

b. Boiler

A single residential grade, oil-fired boiler provides heating for the entire clinic. The boiler is in fair condition with missing controls and systems that are required by code. There are combustion air openings for the boiler, but they are too small which is against code. There are no additional heaters in the clinic to assist with heating.

A large number of boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult.

c. Heat Distribution System

The heating piping has been routed in the clinic to avoid freezing and is exposed throughout the facility. Pipe insulation has been added which does not meet flame spread and smoke-developed ratings. The baseboard elements and enclosures are installed in all perimeter rooms and are fair condition.

2. Ventilation System

a. System

There is no mechanical ventilation system. Ventilation is by operable windows. The windows do not open easily and as such do not provide effective ventilation. A number of rooms (4 total) do not have operable windows and as such have no ventilation.

b. Outside Air

Some of the rooms with operable windows have broken or missing operators so the windows cannot be opened.

c. Exhaust Air

The existing restroom exhaust fan is operational, but is in a state of disrepair. The fan is ducted into the attic space and not ducted outside as required by code

3. Plumbing System

The clinic has no water and sewer service at the time of the inspection.

a. Water System

There is no water system in the clinic. Water is stored in large cans for use by the occupants.

b. Sewer System

There is no sanitary sewer system in the clinic. A honey bucket is all that they have for the needs of the clinic.

c. Fixtures

There are plumbing fixtures in the clinic, but they are not connected. The fixtures are used with a bucket to catch the waste water.

- d. Water Heater
There is no water heater in the clinic.

F. Electrical Condition

1. Electrical Service
 - a. Electrical service is overhead 120/240V 1 phase 3 Wire, Alaska Village Electric Coop. to a 100A meter / main (AVEC 862374. The service equipment could be supported better.
 - b. The Clinic shares the building with the Post Office, which has its own separate meter/ main. Services and branch circuits appear to be completely separate.
2. Power Distribution
 - a. The panel in the Clinic is a Sq. D. QO 24L125. 120/240 single phase, 3 wire, 16 circuit, flush, MLO. It is fed from the meter/ main with 3#2 Cu XHHW.
 - b. The building appears to be wired in conduit except for one branch circuit that may be an addition.
3. Grounding System
Grounding of Electrical Systems
 - a. The ground rod is not driven completely.
4. Exterior Elements
 - a. Exterior lighting is provided by incandescent flood light at each entrance. Does not have photocell or time clock controls. Lamp missing. This is not adequate for ADA.
 - b. Exterior receptacle is provided but it is not GFI and not functional.
5. Wiring devices
 - a. There are an inadequate number of receptacles. NEC 210-52(a) 210-60.
6. Lighting
 - a. Foot-candle measurements were taken and lighting levels are generally not adequate. Average values ranged 30-50FC. Exam rooms were 30-50FC.
 - b. The lighting is predominately 2x4 fluorescent T12 (2) lamp surface wrap troffers. These fixtures should be upgraded to T8 with electronic ballasts for energy efficiency.
7. Emergency System
 - a. Emergency exit signage is okay. Requirement: Means of Egress Identification "Exit Signs" Connected to emergency electrical system providing 1-1/2 hours of continuous illumination. (UBC 1003.2.8)
 - b. Egress Lighting. There are two battery powered emergency lights, one in the corridor, one in the waiting area near the door. This coverage is adequate. Requirement: Means of Egress Illumination. To an intensity of not less than 1FC. (UBC 1003.2.9)

8. Fire Alarm System

- a. The fire alarm systems consist of one smoke detector in the hall and one bell and pull station. Protection should be increased by adding new building powered and battery operated smoke detectors in each room. Smoke detectors should be interconnected and attached to building power. There should be audio/visual enunciators. ADA 4.28 and UBC 1105.4.5 Units and sleeping areas require visual alarm. (ADA 4.28.4) People do spend the night in this clinic. Restrooms, general usage areas, hallways, lobbies require audible and visual alarms (ADA 4.28) Also UBC 1105.4.5)

9. Telecommunication

- a. There is no telephone switch. Outlets are minimal. Temporary telcom cables are strung along the ceiling.
- b. The building is not wired for computer local area network LAN Cat 5. (EIA/TIA)

10. Energy Management

- a. Rooms should be equipped with occupancy sensors for energy management. Exterior lighting should be HPS and photocell controlled.

G. Civil / Utility Condition

1. Location of building

- a. Patient Access
Located in the relative center of the village for ease of access and seems to work fine. It is on the road to the airport which is an advantage.
- b. Service Access
Road access is provided to front and rear entry. Neither stair access to rear, nor ramp and stairs to front entry meet code access requirements. Ramps are excessively steep providing a slipping hazard in winter months.
- c. Other Considerations:
The facility is located to allow for some expansion. The property lines are also very close to the building and not to code requirements. This requires some filling in the long term for any expansion of the facility.

2. Site Issues

- a. Drainage
Drainage from the site is adequate. There is a significant pad on which the building is constructed. Correction would include putting a new extended pad on the site prior to placing the post and pad system.
- b. Snow
There does not appear to be a snow-drifting problem as the facility sits in the open.

3. Proximity of adjacent buildings

- a. There is not adequate space for any expansion on the current site.

4. Utilities

- a. Water Supply
The water supply is hauled.
- b. Sewage Disposal
Sewage disposal is honey bucket.
- c. Electricity
Power from Village system via overhead wire. See Photos
- d. Telephone
Overhead phone with only one phone connection, requiring fax and phone on same line.

H. Existing Facility Floor Plan (Site Plans, New Clinic Plans, Regional Map):

We have attached drawings, as we have been able to identify, find, or create as part of this report. We have endeavored to provide all drawings for all the sites; however, in some cases exact existing site plans were not available. We have provided as indicated below:

- A1.1 Existing Site Plan is attached if available
- A1.2 Existing Facility Floor Plan is attached following.
- A1.3 The Existing typical wall section is attached following as required by the report guidelines.
- A2.1 The Addition to the Existing Facility as required to meet ARPCF Space Guidelines is attached following.
- A3.1 The New Clinic Site plan is attached as proposed based on the community input.
- A3.2 The New Denali Commission Clinic Floor Plan meeting the ARPCF Space Guidelines and proposed for this location is attached.

IV. Deficiency Evaluation

A. Deficiency Codes:

The deficiencies are categorized according to the following deficiency codes to allow the work to be prioritized for funding. The codes are as follows:

01 Patient Care: Based on assessment of the facilities ability to support the stated services that are required to be provided at the site. Items required for the patients social environment such as storage, privacy, sensitivity to age or developmental levels, clinical needs, public telephones and furnishings for patient privacy and comfort.

02 Fire and Life Safety: These deficiencies identify areas where the facility is not constructed or maintained in compliance with provisions of the state mandated life safety aspects of building codes including the Uniform Building Code, International Building Code, The Uniform Fire Code, NFPA 101, The Uniform Mechanical and Plumbing Codes and The National Electrical Code. Deficiencies could include inadequacies in fire barriers, smoke barriers, capacity and means of egress, door ratings, safe harbor, and fire protection equipment not covered in other deficiency codes.

03 General Safety: These deficiencies identify miscellaneous safety issues. These are items that are not necessarily code items but are conditions that are considered un-safe by common design and building practices. Corrective actions required from lack of established health care industry safety practices, and local governing body code safety requirements. I.e. Occupational Safety Health Administration (OSHA) codes & standards.

04 Environmental Quality: Deficiencies based on Federal, State and Local environmental laws and regulations and industry acceptable practices. For example this addresses DEC regulations, hazardous materials and general sanitation.

05 Program Deficiencies: These are deficiencies that show up as variations from space guidelines evaluated through industry practices and observation at the facility site and documented in the facility floor plans. These are items that are required for the delivery of medical services model currently accepted for rural Alaska. This may include space modification requirements, workflow pattern improvements, functional needs, modification or re-alignment of existing space or other items to meet the delivery of quality medical services. (Account for new space additions in DC 06 below)

06 Unmet Supportable Space Needs: These are items that are required to meet the program delivery of the clinic and may not be shown or delineated in the Alaska Primary Care Facility Space Guideline. Program modifications requiring additional supportable space directly related to an expanded program, personnel or equipment shall be identified in this section; for example additional dental space,

specialty clinic, storage, or program support space that requires additional space beyond the established program.

07 Disability Access Deficiencies: The items with this category listing are not in compliance with the Americans with Disabilities Act. This could include non-compliance with accessibility in parking, entrances, toilets, drinking fountains, elevators, telephones, fire alarm, egress and exit access ways, etc.

08 Energy Management: These deficiencies address the efficiency of lighting, heating systems/fuel types and the thermal enclosures of buildings, processes, and are required for energy conservation and good energy management.

09 Plant Management: This category is for items that are required for easy and cost efficient operational and facilities management and maintenance tasks of the physical plant.

10 Architectural M&R: Items affecting the architectural integrity of the facility, materials used, insulation, vapor retarder, attic and crawlspace ventilation, general condition of interiors, and prevention of deterioration of structure and systems.

11 Structural Deficiencies: These are deficiencies with the fabric of the building. It may include the foundations, the roof or wall structure, the materials used, the insulation and vapor retarders, the attic or crawl space ventilation and the general condition of interior finishes. Foundation systems are included in this category.

12 Mechanical Deficiencies: These are deficiencies in the plumbing, heating, ventilating, air conditioning, or medical air systems, interior mechanical utilities, requiring maintenance due to normal wear and tear that would result in system failure.

13 Electrical Deficiencies: These are deficiencies with normal or emergency power, electrical generating and distribution systems, interior electrical and communications utilities, fire alarm systems, power systems and communications systems within a building that should be repaired or replaced on a recurring basis due to normal wear and tear that would otherwise result in system failure.

14 Utilities M&R: This category is used for site utilities for incoming services to facilities that are required for the building to be fully operational. Deficiencies may include sewer and water lines, water wells, water tanks, natural gas and propane storage, electric power and telecommunications distribution, etc.

15 Grounds M&R: Real property grounds components that should be replaced on a recurring basis due to normal wear and tear. Deficiencies with respect to trees, sod, soil erosion, lawn sprinklers, parking, bridges, pedestrian crossings, fences, sidewalks & roadways, and site illumination etc. are considerations.

16 Painting M&R: Any painting project that is large enough to require outside contractors or coordination with other programs.

17 Roof M&R: Deficiencies in roofing, and related systems including openings and drainage.

18 Seismic Mitigation: Deficiencies in seismic structural items or other related issues to seismic design, including material improperly anchored to withstand current seismic requirements effect. The elements under consideration should include the cost incidental to the structural work like architectural and finishes demolition and repairs.

B. Photographs:

We have provided photographs attached which are noted to describe the various deficiencies described in the narratives and itemized in the summary below. The photos do not cover all deficiencies and are intended to provide a visual reference to persons viewing the report who are not familiar with the facility.

We have included additional photos as Appendix B for general reference. These are intended to add additional information to the specific deficiencies listed and to provide general background information.

C. Cost Estimate General Provisions

1. New Clinic Construction

- a. Base Cost: The Base Cost provided in Section VI of this report is the direct cost of construction, inclusive of general requirements (described below) and contingency for design unknowns (an estimating contingency). The base cost is exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculated FOB Anchorage and labor rates are based on Davis Bacon wages, regionally adjusted to Anchorage. Transportation costs, freight, Per Diem and similar costs are included in the base costs. The Project Factors and Area Cost Factor are multipliers of the base costs.
 - General Requirements are based on Anchorage costs without area adjustment. It is included in the Base Cost for New Clinics. These costs are indirect construction cost not specifically identifiable to individual line items. It consists of supervision, materials control, submittals and coordination, etc. The general requirements factor has not been adjusted for Indian Preference.
 - The Design Unknowns Contingency is an estimator's contingency based on the schematic nature of the information provided, the lack of any real design, and the assumption that any project will encompass related work not specifically mentioned.
- b. Project Cost Factors
 - Equipment Costs for new medical equipment has been added at 17% of the cost of new floor space.
 - Design Services is included at 10% to cover professional services including engineering and design.
 - Construction Contingency is included at 10% of the Base Costs to cover changes encountered during construction.
 - Construction Administration has been included at 8% of the Base Costs. This is for monitoring and administration of the construction contract.
- c. Area Cost Factor: The Area Cost Factor used in the cost estimates for this facility is shown in Section VI of this report. The area cost factors are taken from a recent study completed for the Denali Commission for statewide healthcare facilities. The numbers are the result of a matrix of cost variables including such items as air travel, local hire costs, room and board, freight, fire protection equipment, foundation requirements, and heating equipment as well as contractor costs such as mobilization, demobilization, overhead, profit, bonds and insurance. These parameters were reconsidered for each village, following the site visit, and were modified, if necessary.
- d. Estimated Total Project Cost of New Building: This is the total estimated cost of the project, including design services. The construction contract will be work subject to Davis Bacon wages, and assumes construction before year-end 2002. No inflation factor has been applied to this data.

2. Remodel, Renovations, and Additions

- a. Base Cost: The Base Cost provided in the specific deficiency sheets is the direct cost of construction, exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculated FOB Anchorage and labor rates are based on Davis

Bacon wages, regionally adjusted to Anchorage. Most of the deficiency items do not constitute projects of sufficient size to obtain efficiency of scale. The estimate assumes that the projects are completed either individually, or combined with other similar projects of like scope. The numbers include moderate allowances for difficulties encountered in working in occupied spaces and are based on remodeling rather than on new construction costs. Transportation costs, freight, Per Diem and similar costs are included in the base costs. The General Requirements, Design Contingency and Area Cost Factors are multipliers of the base costs.

- The cost of Additions to clinics is estimated at a unit cost higher than new clinics due to the complexities of tying into the existing structures.
 - Medical equipment is calculated at flat rate of approximately \$32 which is the same amount as used for Equipment for New Clinic Construction. It is included as a line item in the estimate of base costs.
- b. General Requirements Factor: General Requirements Factor is based on Anchorage costs without area adjustment. The factor is 1.20. It is multiplied by the Base Cost to get the project cost, exclusive of planning, architecture, engineering and administrative costs. This factor assumes projects include multiple deficiencies, which are then consolidated into single projects for economies of scale. The general requirements factor has not been adjusted for Indian Preference.
- c. Area Cost Factor: The Area Cost Factor used in the cost estimates for this facility is shown in Section VI of this report. The area cost factors are taken from a recent study completed for the Denali Commission for statewide healthcare facilities. The numbers are the result of a matrix of cost variables including such items as air travel, local hire costs, room and board, freight, fire protection equipment, foundation requirements, and heating equipment as well as contractor costs such as mobilization, demobilization, overhead, profit, bonds and insurance. These parameters were reconsidered for each village, following the site visit, and were modified, if necessary.
- d. Contingency for Design Unknowns (Estimating Contingency): The Design Unknowns Contingency is an estimator's contingency based on the schematic nature of the information provided, the lack of any real design, and the assumption that any project will encompass related work not specifically mentioned. The factor used is 1.15.
- e. Estimated Total Cost: This is the total estimated bid cost for work completed under Davis Bacon wage contracts, assuming construction before year-end 2002. This is the number that is entered in the front of the deficiency form. No inflation factor has been applied to this data.
- f. Project Cost Factors: Similar to new clinics, the following project factors have been included in Section VI of this report.
- Design Services is included at 10% to cover professional services including engineering and design.
 - Construction Contingency is included at 10% of the Base Costs to cover changes encountered during construction.
 - Construction Administration has been included at 8% of the Base Costs. This is for monitoring and administration of the construction contract.
- g. Estimated Total Project Cost of Remodel/Addition: This is the total estimated cost of the project including design services, the construction contract cost for work completed under Davis Bacon

wages and assuming construction before year-end 2002. No inflation factor has been applied to this data.

V. Summary of Existing Clinic Deficiencies

The attached sheets document the deficiencies; provide recommendations on how to make repairs or accommodate the needs and provide a cost estimate to accomplish the proposed modifications. The summary addresses individual deficiencies. If all deficiencies were to be addressed in a single construction project there would be cost efficiencies that are not reflected in this tabulation.

These sheets are reports from the Access Data Base of individual Deficiencies that are compiled on individual forms and attached for reference.

Refer to Section VI. New Clinic Analysis for a comparison of remodel/addition to new construction.

VI. New Clinic Analysis

The analysis of whether a new clinic is required is based on the Denali Commission standard of evaluation that "New Construction is viable if the cost of Repair/Renovation and Addition exceeds 75% of the cost of New Construction".

We have therefore determined the cost of a New Clinic Construction to meet the Alaska Rural Primary Care Facility (ARPCF) Space Guidelines for the size of village. We have also determined the cost to Repair/Renovation and Addition to the existing Clinic to meet the same ARPCF Space Guidelines.

A. The cost of a New Denali Commission 2000 SF Medium Clinic in Eek is projected to be:

• Base Anchorage Construction Cost per sf.		\$183
• Project Cost Factor:	@ 45%	\$ 82
Medical Equipment	17%	
Construction Contingency	10%	
Design Fees	10%	
Construction Administration	8%	
• <u>Multiplier for Village</u>	<u>@ 1.71</u>	<u>\$188</u>
Adjusted Cost per SF		\$345
<hr/>		
Projected Cost of a New Clinic:	2000 sf. X \$453	= \$906,000

B. The cost of the Repair/Renovation and Additions for the existing Clinic are projected to be:

• Code & Condition Repairs/Renovations		
Cost from Deficiency Summary		\$577,883
• Remodel/Upgrade work (See Def. Code 01)		
100% of clinic 1037 SF = 1037 SF @ \$138/SF		\$143,133
• Additional Space Required by ARPCF – (See Def. Code 06)		
○ Base Anchorage Cost		\$226
Medical Equipment		\$ 32
Additional Costs –		\$ 98
General Requirements	20%	
Estimation Contingency	15%	
○ <u>Multiplier for Village</u>	<u>@1.71</u>	<u>\$251</u>
Adjusted Cost per SF		\$607
Total Addition Cost of 963 SF @ \$607		\$584,773
• Project Cost Factor:	@ 28%	\$365,621
Construction Contingency	10%	
Construction Administration	8%	
Design Fees	10%	
<hr/>		
Total cost of remodel/addition		\$1,671,410

C. Comparison of Existing Clinic Renovation/Addition versus New Clinic:

Ratio of Renovation/Addition versus New Clinic is:

$$\text{\$1,671,410 / \$906,000} = 1.84 \text{ x cost of New Clinic}$$

Based on Denali Commission standard of evaluation; the remodel/addition costs are more than 75% of the cost of new construction. A new clinic is recommended for this community.

* Note: Village factors may have been adjusted for recent 2001 cost adjustments and may have changed from previously published data distributed to the villages.

D. Overall Project Cost Analysis:

The overall project cost analysis below incorporates land, multi-use, utility costs, and road access costs, and project management fees if any are associated with the project.

Item	Quantity	Units	Unit Cost	Area Adjustment Factor	Total Cost	Allowable under "Small" Clinic Process (yes/no)
Primary Care Clinic (Allowable)	2000	SF	\$265.00	1.71	\$906,000	yes
Clinic (Non-allowable portion)	0	SF	\$265.64	1.71	\$0	no
Land	15,000	SF	\$2.00	1	\$30,000	yes
Multi-Use Facility Design Cost	0	LS	\$0.00	1	\$0	yes
Multi-Use Facility Construction Cost	0	LS	\$0.00	1	\$0	no
Utility Extension/Improvements	1	LS	\$15,000	1	\$15,000	yes
Road access & parking lot improvements	1	LS	\$5,000	1	\$5,000	yes
Subtotal Project Cost					\$956,000	
Project Management Fees					<u>Unknown</u>	
Total Project Cost					Unknown	

VII. Conclusions and Recommendations

The existing Eek Clinic has served the community well for many years. Base on current ANTHC and YKHC delivery model for health care to rural Alaska, the facility is not adequate in size or in condition to meet these needs. The existing structure could be adapted for many other less clinical and medically stringent uses without extensive remodeling.

After careful review it is the recommendation of the consultant team that a new Denali Commission 2000 SF Medium Clinic be considered for Eek. The addition of approximately 963 sf of clinic space required by the current ARPCF Program Space Guidelines and the major renovation and upgrading of the existing clinic space will cost 1.84 times the cost of a new clinic. This results in the recommendation of a new clinic for this village.

We reviewed the options with the local community leaders the consensus was that the New Medium Clinic would meet the current community needs and for years to come. In addition, they agreed that there is an ideal site available for construction of a new clinic. The site is adjacent to all existing community utilities.

The community believes this is a good solution and will produce the best return for funds invested in a clinic that meets the needs of Eek Community and is aggressively moving to assist in any way to accomplish this goal.

Appendix A: Specific Deficiencies Listings

The attached sheets represent the individual deficiencies identified for this project and the corrective action required to meet current codes and standards of construction. The deficiencies are further summarized in Section V. Summary of Existing Clinic Deficiencies.

Appendix B: General Site Photographs



Aerial



Exterior From Southeast



Exterior From South



Exterior From Southwest



Foundation



Foundation



Fuel



Front Ramp



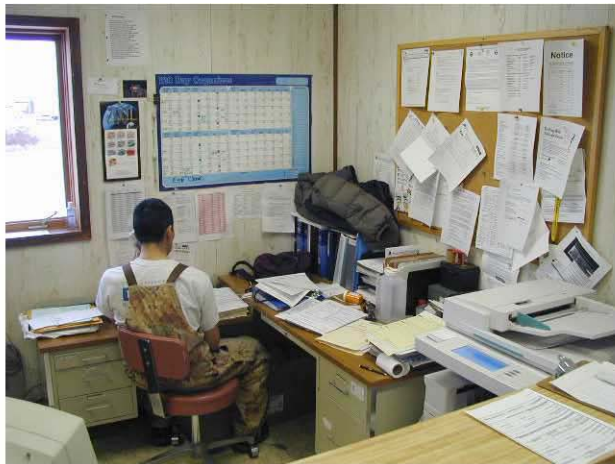
Entry



Waiting Room



Waiting Room



Office



Office



Furnace



Exam Room 1



Exam Room 1



Exam Room 2



Exam Room 2



Threshold



Threshold



Storage



New Site Near New Sewer & Water



New Site

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